



**County of Orange**

# MEMO

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**FILE:** PA 02-0001

**DATE:** January 31, 2002

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA 02-0001 for a Site Development Permit for Centex Homes to construct four model homes and a sales office.

**LOCATION:** 29728 Roanoke Drive, Ladera

**APPLICANT:** Centex Homes

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## **I. NATURE OF PROJECT:**

The subject property is zoned PC and is located in the Ladera Planned Community within Planning Area 3. Centex Homes proposes to build 68 single-family homes on 12 acres of land within Tract 16236. This proposal includes the construction of four model homes, located on lots 1, 2, 3, and 4, and a temporary sales office to be located within the home on lot 4. The project parking lot will be located on lots 5 and 6. Eleven off-street parking stalls will be provided on site, including one handicap parking space. The complex includes a temporary restroom located within the parking lot area. The project also includes typical signage, landscaping, trap fencing, and a maximum of 10 pennant flags. Model home complexes are a permitted use within Ladera Planned Community with the approval of a Site Development Permit.

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## **II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

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## **III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is deemed Categorical Exempt (Class 3) as defined by the California Environmental Quality Act. Appendix A contains the required CEQA Finding.

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#### **IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By:

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Chad Brown, Section Chief  
CPSD/Site Planning Section

#### **ATTACHMENTS:**

Appendix A - Findings  
Appendix B - Conditions of Approval  
Appendix C – Aerial Photo

#### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.